

## ***DRAFT MINUTES***

### **TOWN PLAN AND ZONING COMMISSION REGULAR MEETING MONDAY, FEBRUARY 3, 2014 – LEGISLATIVE CHAMBER, ROOM 314, TOWN HALL, WEST HARTFORD, CT 06107**

**ATTENDANCE:** Kevin Ahern, Chair; Kevin Prestage; Vice-Chair; Commissioners: Jeff Daniels; Paul Freeman; Alternates: Liz Gillette; John O'Donnell; Todd Dumais, Town Planner/Secretary to TPZ; Patrick Alair, Corporation Counsel; Cathy Dorau, Associate Planner.

**ABSENT:** Commissioner: Michael Seder; Alternate: Michele Maresca

**ADJOURNMENT:** Motion/Daniels; Second/Prestage (5-0). Meeting adjourned 10:50 am.

#### **MINUTES:**

1. Approval of Minutes:

a. Minutes of Regular Meeting, Monday, January 6, 2014. (*Motion/Prestage; Second/Daniels; Gillette seated for Seder Vote: 5-0.*)

b. Minutes of the Special Meeting, Wednesday, January 22, 2014. (*Motion/Gillette; Second/Freeman; Gillette seated for Seder Vote: 5-0*)

#### **SPECIAL USE PERMITS SET FOR PUBLIC HEARING ON MARCH 3, 2014:**

**668-678 Farmington Avenue (Walgreens)** – Application (SUP #1248) of ReadCo, LLC (Scott Franklin, Attorney) seeking a Special Use Permit to allow for the construction a drive-thru/drive-up pharmacy window on the north side of the proposed new Walgreens building to be located at 668-678 Farmington Avenue. The drive-thru/drive-up pharmacy will dispense only prescription medications. (Submitted for TPZ receipt on February 3, 2014. Suggest required public hearing be scheduled for March 3, 2014.) *Required public hearing scheduled for March 3, 2014. Motion/O'Donnell; Second/Prestage (O'Donnell seated for Seder); Vote:5-0*)

**668-678 Farmington Avenue (Walgreens)** – Application (SUP #1249) of ReadCo, LLC (Scott Franklin, Attorney) seeking a Special Use Permit to allow for a temporary freestanding trailer to be located on the southeasterly portion of the premises to serve as a temporary pharmacy during the construction of the proposed new Walgreens building to be located at 668-678 Farmington Avenue. (Submitted for TPZ receipt on February 3, 2014. Suggest required public hearing be scheduled for March 3, 2014.) *Required public hearing scheduled for March 3, 2014. Motion/O'Donnell; Second/Prestage (O'Donnell seated for Seder); Vote: 5-0*)

**134 Norwood Road (Hartford Golf Club)** – Application (SUP #1250) of the Hartford Golf Club (Brian Higgins, GM) seeking a Special Use Permit to construct a 400 square foot pavilion to serve as a waiting area for caddies. The pavilion will be screened by a decorative fence and plantings. (Submitted for TPZ receipt on February 3, 2014. Suggest required public hearing be scheduled for March 3, 2014.) ***Required public hearing scheduled for March 3, 2014. Motion/Prestage; Second/Freeman (O'Donnell seated for Seder); Vote: 5-0***

**INLAND WETLANDS AND WATERCOURSES PERMIT DENIED:**

**East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street)** – Application (IWW #992) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant is proposing a twelve (12) lot subdivision on a 5.53 acre parcel of land and associated site improvements. (Submitted for IWWA receipt on November 4, 2013. Determined to be potentially significant and set for public hearing on December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing opened and continued to January 22, 2014. Public hearing continued to February 3, 2014.) ***Motion to approve: Motion/Freeman; Second/Daniels (Gillette seated for Seder; O'Donnell seated for Prestage); Vote: 0-5. Motion to approve failed.***

**SUBDIVISION APPLICATION DENIED:**

**East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street)** - Application (SUB #291) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of a twelve (12) lot residential subdivision on 5.53 acres of land located in an R-10 single family zone. The applicant is requesting a waiver to the sidewalk requirement as required by Section A 184-24 of the West Hartford Subdivision Regulations. (Submitted for TPZ receipt on November 4, 2013. Required public hearing scheduled for December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing opened and continued to January 22, 2014. Public hearing continued to February 3, 2014.) ***Motion to approve: Motion/O'Donnell; Second/Freeman (Gillette seated for Seder; O'Donnell seated for Prestage); Vote: 0-5. Motion to approve failed.***

**SPECIAL USE PERMIT WITHDRAWN:**

**141 South Street** – Application (SUP #1246) of Seema Mrutunjay Sabarad (Bret Bowin, Architect) seeking a Special Use Permit to convert a 14,000 square foot portion of the 113,510 square foot building for use as a franchised children's party center called "Jump On In". (Submitted for TPZ receipt on January 6, 2014. Required public hearing scheduled for February 3, 2014.) ***Request to withdraw: Motion/Prestage; Second/Freeman (Gillette seated for Seder); Vote: 5-0.***

**SPECIAL USE PERMIT APPROVED WITH CONDITIONS:**

**160 South Street** – Application (SUP #1247) of the Masonic Building Association of West Hartford Connecticut, LLC (Justin Duffy, Contact) seeking a Special Use Permit to convert

the existing building into a Masonic Temple and meeting facility for Wyllys-St. John's Lodge 4 A.F. & A.M. Proposed site improvements include façade changes, additional landscaping elements, lighting and handicapped accessibility. (Submitted for TPZ receipt on January 6, 2014. Required public hearing scheduled for February 3, 2014.) ***Motion to approve with conditions: Motion/Gillette ; Second/Prestage (Gillette seated for Seder); Vote:5-0.***

#### **INLAND WETLAND MAP AMENDMENT APPROVED:**

**East of East Maxwell Drive and Rear of 137 North Main Street (aka 139 North Main Street)** – Application (IWW #991) of Sard Custom Homes, LLC (Wilson Alford, Jr., Engineer) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 4, 2013. Required public hearing scheduled for December 2, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Public hearing closed on January 6, 2014 and decision tabled to January 22, 2014. Tabled to February 3, 2014.) ***Motion to approve: Motion/O'Donnell;Second/Freeman (Gillette seated for Seder; O'Donnell seated for Prestage); Vote: 5-0.***

#### **TOWN PLAN & ZONING COMMISSION RECOMMENDED APPROVAL:**

**2432 Albany Avenue (2432 at Bishops Corner)** – Application (SDD #135) of 2432 Albany Avenue, LLC (Timothy Hollister, Attorney) seeking a zone change from RM-3 to RM-1 and Special Development District approval for a 64-apartment home development to be known as “2432 at Bishops Corner.” The proposed redevelopment of the 2.3 acre parcel involves construction of a new addition and third floor to accommodate the 64 residential apartments. (Town Council receipt on January 14, 2014. DRAC receipt on January 16 and 30, 2014. TPZ receipt on February 3, 2014. Town Council public hearing set for February 25, 2014.) ***Motion to recommend approval: Motion/Prestage; Second/Daniels (O'Donnell seated for Seder); Vote: 5-0.***

**1253 New Britain Avenue** - Application (SDD #136) of Lexham Street Retail, LLC (“Lexham”) (Robin Pearson, Attorney), owner the shopping center located at the south west corner of the intersection of South Main Street and New Britain Avenue. Lexham proposes to rezone most of the western portion of the Property at the corner of New Britain Avenue and Knollwood Road from R-6 to Residence Parking District (“RP”), and then to place the RP portion and the BN zoned easterly portion of the Property into a special development district, to accommodate additional parking for the center. No change is proposed to the size or exterior appearance of the existing structure, except for lighting and signage. (Town Council receipt on January 14, 2014. DRAC receipt on January 22, 2014. TPZ receipt on February 3, 2014. Town Council public hearing set for February 25, 2014.) ***Motion to recommend approval: Motion/Freeman; Second/Prestage (Gillette seated for Seder); Vote: 5-0.***

**Resolution for 34 Brixton Street** — Resolution to amend the Fiscal Year 2013-2014 budget of the Capital Non-recurring Expenditure Fund for the purchase of land at 34 Brixton Street. The property is adjacent to the current Public Works facility. The cost to acquire this parcel is \$38,615 which includes \$13,230 in outstanding property taxes and accrued interest. (Town Council receipt January 14, 2014. TPZ receipt on February 3,

2014.) *Motion to recommend approval: Motion/Prestage; Second/Daniels (Gillette seated for Seder); Vote: 5-0.*